

Types of Home and Commercial Property found in Ontario, CANADA

Bungalows:

The bungalow has traditionally been a highly popular housing style given the lack of stairways with the primary living area contained on one floor. The bungalow design in Ontario dates from the early 1900's, but gained its greatest popularity during the past war years of the late 1940's.

Bungalow Circa 1960



Bungalow Circa 1970



Ranch Style Bungalow Circa 1970–1980



Bungalow Circa 2000



Bi-Level (Split Entrance) Bungalow Circa 2000



One and One-Half Storey

The one and one-half storey was particularly attractive during the post war years (1940 and 1950) and the baby boom. Typically, about 60% of the total living area is contained on the first floor. From a cost perspective, this style is more cost effective than the bungalow, by providing more square footage on the same building coverage (or foot print) on the land.

The one and one-half storey provides a high pitched roof for additional living area. Dormers were added as the design became more popular emulating the Cape Cod design popularized in the north eastern United States. Both one and one-half storey and Cape Cod designs remain popular.

One and One-Half Storey Circa 1950



One and One-Half Storey With Dormers Circa 1960



One and One-Half Storey—Cape Cod Circa 1990



One and One-Half Storey—Cape Cod Circa 2000



One and One-Half Storey With Modified Dormer Circa 2000



Two Storey

The two-storey home has been the most popular design of choice during the 1980's to the present time. This provides an attractive blend of large living area combined with a separate level for sleeping areas. Unlike the one and one-half storey, rooms on the upper level do not have the angled ceilings on the upper level and can be very spacious. Two storeys designed in the marketplace offer tremendous variety in terms of exterior shape, roof design and floor layouts.

Two-Storey Circa 1960



Two-Storey Circa 1980



Two-Storey Circa 1990



Two-Storey Circa 2000



Split Level

The split level home, a variation on the bungalow, split entrance bungalow and the two storey, attempts to provide ease of movement from one area of the home to another with minimal steps. Split levels were first introduced in the 1960's and gained their widest popularity during the 1970's and early 1980's. The most common split levels built at that time were the side split and the back split.

The side and back splits can involve three or more levels of living area depending on size e.g., lower family room, main level living room, dining room and kitchen, and upper level bedrooms. Elaborate split level homes can typically involve as many as five levels. Proponents point to the ease of accessing different levels (few stairs between levels). Critics argue that stairs are everywhere, thus impacting ease of movement from various levels in the house.

Side Split Circa 1960



Side Split Circa 1970–1980



Back Split Circa 1970–1980



Back Split (Variation) Circa 2000



Back Split Circa 2000



Semi Detached

Semi-detached homes gained popularity in England many years ago (as did row housing) in order to meet housing needs on limited land areas. Semi-detached (units side-by-side having a common party wall) have proven popular over the past forty years as they provide many features associated with detached homes. (i.e., size and individual title to the land) while offering certain price advantage, particularly for young family.

Semi-Detached Circa 1970–1980



Semi-Detached Circa 1970–1980



Semi-Detached Circa 2000



Town (Row) Homes

Row housing has also become popular alternative in which three or more units are joined together by common party walls. Each town house unit typically contains a full basement, main level living area and upper level for bedrooms. Many variations exist in the marketplace. Town house are either offered as freehold (the owner holds title to the structure and the land) or condominium (the unit owner owns the structure as defined in the condominium documentation) and shares the land as common element with other unit owners.

Town (Row) House Circa 2000



Town (Row) House Circa 2000



Multi Family

Many variations of multi-family exist in today's marketplace ranging from the density-wake up units to mid (4 storey to 12 storey) and high rise (more than 12 stories buildings).

Triplex Circa 1970–1980



Duplex Circa 1970–1980



Mid-Rise Circa 1980



High Rise Circa 2000



Specialty Homes

Creative design is uppermost for many Ontario homes. Builders achieve a distinctive flair throughout the use of creative roof slopes and pitches, along with unique front elevators and window designs.

One and One-Half Storey with Stone/Shake Features



Two and One-Half Storey with Tudor Design



COMMERCIAL/INDUSTRIAL

Commercial office buildings can range from free-standing small offices and retail operations to low and high rise office complexes. Office parks with attractive offices suites are typically found in suburban areas on one or two floor buildings with landscaped areas. These facilities are often targeted to professional tenants. Further, many commercial buildings are classified as mixed use in which office, retail and/or residential area combined in one complex.

High Rise Office Building



Mid Rise Office Building



Office Park



Retail

Retail commercial operations also range from single, standalone buildings and groupings of retail stores on a downtown street to neighborhood malls and large indoor shopping centres that serve local and or regional markets. In recent years, big box stores and outlet malls have also gained prominence.

In addition to retail stores, any service type businesses operate that do not fall directly under retail, but represent a significant commercial market. For example, professional medical and dental business often located in free-standing buildings. Other service-related business between commercial retail operations and industrial groupings include such activities as heating/air conditions services, parts/supply operations and repair facilities.

Neighbourhood Mall



Community/Regional Shopping Centre



Outlet Stores



Industrial

Industrial structures can be broadly grouped under three categories. General purpose buildings offer feature and facilities for a wide range of operations. Special purpose buildings offer selected features (e.g., a custom built manufacturing plant or a distribution centre with numerous loading docks) but could be used for alternative purposes. Lastly, single purpose buildings are designed for specific use with little or no potential for conversion to other purposes.

General Purpose



Special Purpose



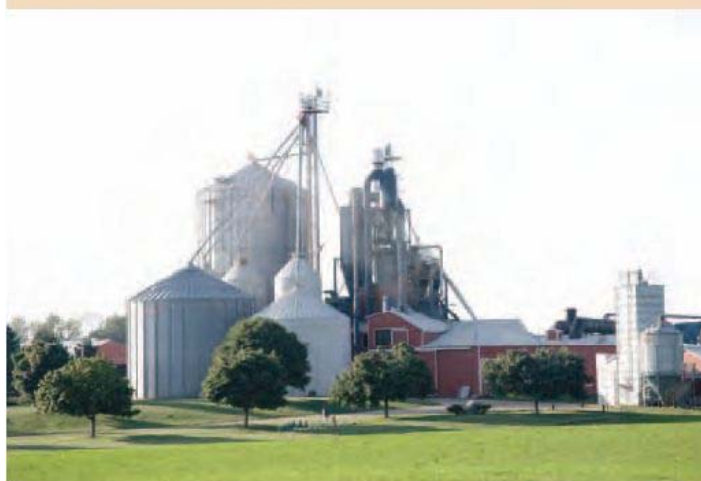
Single Purpose



Agricultural

The agri-business is a significant component in the provincial economic picture. Large scale farm operations require special purpose buildings for livestock and crops. Ontario boasts a rich diversity in crop production ranging from cereal crops to tender fruit, vegetable and greenhouse/nursery crops.

Agri-Business



Farm Buildings and Silos

